



54 Kipling Road
Kettering, Northamptonshire NN16 9JZ



Simpson & Partners

Approx 0.18 acres - NO CHAIN - Simpson and Partners are pleased to offer for sale this three/four bedroom detached property with off road parking, 26' garage and a large rear garden. The property does require modernisation and updating throughout. The property benefits from double glazing, gas radiator central heating, 16' kitchen/breakfast room, 22' living room, 18' conservatory, dining room/bedroom, bedroom one with shower cubicle and a shower room. The accommodation comprises entrance hall, dining room/bedroom four, kitchen/breakfast room, living room, conservatory, utility room and a downstairs WC. Then on the first floor there are three bedrooms, shower room and a separate WC. An internal viewing is recommended to avoid any disappointment.

More Photos To Follow.

Offers In The Region Of £325,000



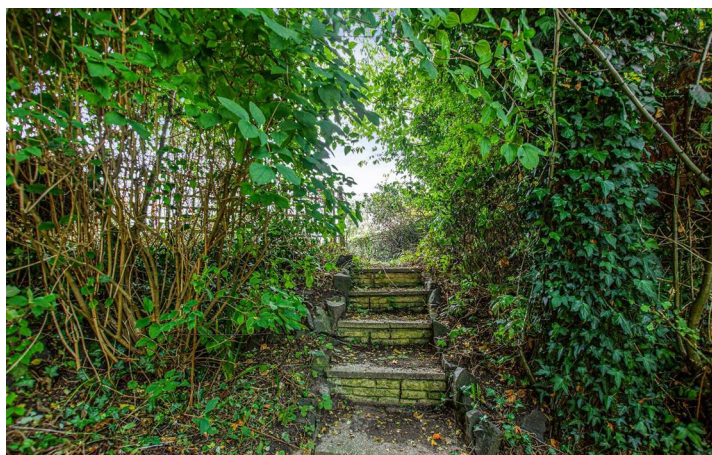
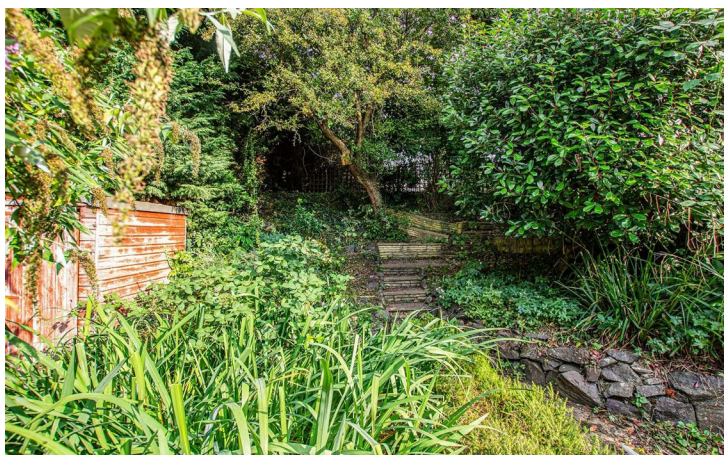
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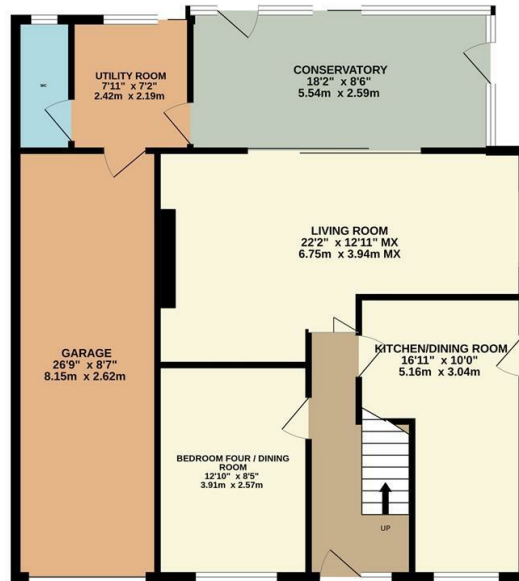
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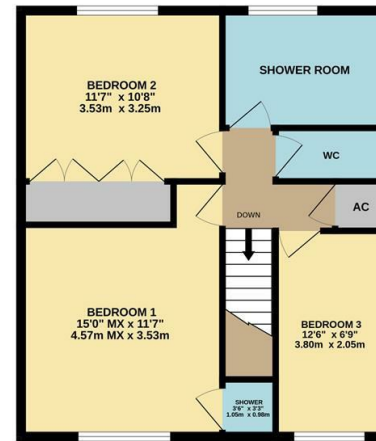
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Metriqix 62023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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